

**Beaver County
Planning & Zoning Commission
April 17, 2018
3:00 p.m.**

Minutes

Attendance: Darrel Davis- Chairman, Mike Riley, Walter Schofield, Drew Coombs, Kolby Blackner, Don Noyes, and Kyle Blackner as Zoning Administrator.
Steve Kinross was not in attendance.

Visitors: Valerie Thomas, Terry Thomas, Lee Hansen, Cyndi Hansen, Michael Taylor, Hal Murdock, Connie Fails & Robin Bradshaw.

SITE TOUR:

Planning & Zoning board members gathered at 3:00pm, to take a site tour of intensive livestock operations and residential districts throughout the county. We departed the Administration Building at 3:12 pm and traveled towards Minersville. While on route, Kolby Blackner suggested that in order to establish adequate setbacks the board should consider dividing the CAFOs into open air and covered facilities. He felt it would not only help separate the species, but separate the family farms from the swine husbandry units. Other board members felt that we should concentrate on hogs specifically for this pending ordinance. Our first stop was at the Carter's Feedlot in Minersville, which holds on average 2,500 head of cattle. We made observations in the middle of the feedlot amongst the corrals and feed. Next, we drove a mile west of the feedlot, which was also less than a half mile south of the town sewer lagoons. Last, we continued one mile south of the feedlot, as the wind was blowing steadily from the north. (At each stop we exited the bus and gathered as a group to discuss what we could observe by site, sound and smell.)

Our second stop was a Smithfield Hog Barn located just off the Laho Road. This barn was one of the first nurseries built by Circle Four and is the farthest site to the northeast, approx. 2 ¼ miles from the closest residence. Smithfield employees, Matt Robinson and Steve Styler, met us at this location. Mr. Robinson explained that this site holds between 8,000-9,000 pigs. From this location there were 25,000 pigs within one mile; 200,000 pigs within three miles; and 400,000 pigs within five miles. Next we visited a nursery site with a 10,000,000 gl. lagoon basin, followed by a sow site with a 25,000,000 gl. lagoon basin. The lagoons allow for rapid evaporation of liquids and confinement of semi-solids that are later pumped onto an earthen pad to dry, then composted and sold. The new sites, north of Milford, will be using digesters with covers. The methane gas will be captured and sold to Kern River. The last site found us on the south side of four surrounding sites with about 48,000 pigs. Although the odor was evident at the previous lagoons, it was much more noticeable at this location, with the north wind blowing towards us.

On the way back towards Beaver, we drove through Adamsville and Greenville to view the small residential districts surrounded by agricultural uses. We stopped at Roberts' Feedlot on Hwy 126. This feedlot holds just under a 1,000 cattle and is located three miles from the Beaver City Limits and one mile from the Greenville Church.

The last leg of the tour was a drive through the North Creek and Manderfield communities. Manderfield is also a small residential district surrounded by agricultural uses, whereas North Creek Residents are spread throughout a much larger area in multiple districts, with agricultural uses intermingled among them. The tour concluded back at the administration building at 6:36

INTERMISSION: A brief intermission was taken to allow board members a few minutes to eat their evening meal. After the break, we transitioned into our regularly scheduled P/Z meeting.

Attendance: Darrel Davis- Chairman, Mike Riley, Walter Schofield, Drew Coombs, Kolby Blackner, Don Noyes, Jared Gillins representing the Zoning Department, Leo Kanell as Attorney and Kyle Blackner as Zoning Administrator. Steve Kinross was not in attendance.

Visitors: Scott Albrecht and an additional 30 visitors (see sign in sheet).

Called to Order at 7:13 p.m.

MINUTES:

Minutes from the March 21, 2018 meetings were reviewed. Walter Schofield made a motion to approve the minutes. Don Noyes seconded the motion. Mike Riley, Drew Coombs, and Kolby Blackner voted for, thus the motion passed unanimously.

WORK MEETING:

Board members reviewed the potential ordinance language options provided by our Zoning Administrator. Mike Riley recommended that we concentrate only on swine setbacks as they were the most pressing and of greatest concern to the public. Kolby Blackner suggested that we need to divide the open air & confined CAFOs into two separate categories. CAFOs would include swine, turkey, chicken, mink, etc. Open air would be the cattle, horses, sheep, goats, etc. Mike Riley again suggested we concentrate only on swine at this time. Drew Coombs suggested that we maintain the current definition as it would apply to all swine husbandry units. Walter Schofield agreed that we only address the swine setbacks. Kolby Blackner was concerned that we would then have to address every species individually. Attorney Kanell reminded the board of the need for the original “intensive livestock operation” definition. They reviewed the “Swine Husbandry Unit” definition. Kolby Blackner suggested we throw out some numbers (distances) to consider and explained the reason he wants to divide the setbacks into open air and confined, is to protect the family farmer and allow for closer setbacks for their needs. Mike Riley stated he would like to concentrate on protecting Beaver from hog farms coming to the area, as he feels that is what the majority of the residents want. Mike Riley proposed to draw a straight line, north & south, through the county, restricting hogs on the east side of the county. Kolby Blackner felt strongly that the decision would limit landowners’ rights and he couldn’t support it. Mike Riley is very concerned about the smell affecting the quality of the community and tourism. Drew Coombs proposed that municipalities be protected w/ buffer zones and in other districts have setbacks, for an example: 3000ft for RE, 1500ft for A-5, and 750ft for A-20. He suggested that we don’t limit future potential, for current opportunities. Mr. Blackner showed the two mile overlay. Mike Riley said two miles wasn’t even a realistic distance. After further discussion, Mr. Blackner showed several different overlays. Scott Albrecht went to the dry erase board and asked if he could list options visually. Board members went back and forth with optional distances as they reviewed the maps. Mike Riley stated he was being specific to intensive livestock operations, but not limit raising of pigs for personal use.

Drew Coombs made a motion to vote on which direction the board should go, either towards a no hog zone or a distance setback. Kolby Blackner seconded the motion. Don Noyes, Mike Riley, and Walter Schofield voted for, thus the motion passed unanimously. Mike Riley then asked Mr. Blackner to show the three mile buffer of all incorporated & un-incorporated communities, (suggestion #2 from Mr. Blackner.) Mike Riley said he would drop his no hog proposal and instead suggested the board propose the three mile buffer. Walter Schofield seconded the proposal. Walter Schofield & Mike Riley voted for. Drew Coombs, Kolby Blackner, & Don Noyes voted against. Drew Coombs suggested they recommend two proposals for the upcoming public hearing, proposing a no hog zone east of I-15. He felt this would eliminate the outcry from residence in the Beaver area and allow those in the agricultural outlying areas to pursue additional agricultural opportunities. There was no second, thus the motion died. Kolby Blackner suggested a 1 mile setback around un-incorporated areas with conditions imposed to provide enhanced public health & safety. Drew Coombs seconded the motion. Drew Coombs, Kolby Blackner, and Don Noyes voted for. Mike Riley & Walter Schofield voted against. Mr. Blackner and Scott Albrecht suggested the board present several proposals for the public hearing, at which time residents can provide input on the proposals and/or provide additional proposals. Following the public hearing, the board could then narrow it down to one recommendation to send to the County Commission.

Mike Riley made a motion to propose four of the five discussed options be considered at the public hearing.

#1. An addition, to the current code, of a no hog zone east of the Minersville Reservoir/Mineral Mountain Range: The Section Line running north & south that is situated 2 miles west of the Township Line between ranges 8 & 9, from the Iron County Line to the Millard County Line.

#2. All swine husbandry units or intensive livestock operations shall be located at least three (3) miles from the territorial limits of any incorporated city or town and the unincorporated areas of Adamsville, Greenville, Manderfield, and North Creek residential estates areas.

#3. An addition, to the current code, of a no hog zone east of I-15.

#4. An addition, to the current code, of a 1 mile set back around un-incorporated areas with conditions imposed to provide enhanced public health & safety.

Drew Coombs seconded the motion. Don Noyes, Walter Schofield, & Kolby Blackner voted for, thus the motion passed unanimously.

Chairman Davis expressed his concern about the number of meetings Steve Kinross has missed, especially with this important issue before the board. He will discuss his concerns w/ Mr. Kinross.

Mike Riley made a motion to adjourn. Don Noyes seconded the motion. Kolby Blackner, Drew Coombs, and Walter Schofield voted for, thus the motion passed unanimously.

The meeting was concluded at 9:15 p.m.

Minutes approved on _____.

Darrel Davis - Chairman